



About Propfunds L.P.

The Investment Advisory Board of PropFunds has a combined history of purchasing, operating and selling various type of real estate of over 150 years. We understand every aspect of underwriting an investment and then how to best maximize its value. Our primary goal is to protect the capital you invest with us. We do this by personally vetting every property we raise capital for and will oversee the operations of every property for as long as the asset is held. Our goal is to generate "Above market returns for you while incurring minimal risk."

Our team of Experts

- ✓ James Aldrich (CEO/Founder, Retail & Industrial)
- ✓ Steve McKenzie (Hotel Investment Advisor)
- ✓ David Jordan (Office Investment Advisor)
- ✓ Brent Sprenkle (Multi-Family Advisor)
- ✓ Michael Torrey (Luxury Home Advisor)
- ✓ Allen Glass (Loan Advisor)
- ✓ Bryan Mashian, Esq. (Acquisitions Attorney)

Investment Philosophy

Our primary obligation to our investors is capital preservation (Investor Protection)....or capital protection. Period. Protecting the capital you invest with us is a heavy responsibility...and we do not take it lightly. Each member of the investment advisory board has been purchasing, operating and selling commercial and residential properties as investments for over 20 years. We understand that investors want to earn a higher return than other fixed asset, income generating investment opportunities (i.e.: 10 year Treasury bond yield is now approximately 2.7%). However, capital preservation is most, if not all investors goal when making an investment decision.

Focus

PropFunds, L.P. primarily targets well located, functional properties (apartments, retail projects (primarily NNN leased properties), industrial, Class A & B+ office projects, hotels in the west coast and Hawaii, multi-family (apartment) projects and high end single family residences in strong urban and suburban markets with good demographics, great locations and managed by strong operators in the submarket the properties are located. Each of our investment advisory board members has over 20 years of experience of successfully purchasing and operating properties in their given market specialty. Consequently, we understand the nuances of why a particular property will be a safe investment and have the potential to generate Above Market Returns to our investors.

Asset Management Fee

PropFunds, L.P. requires that the General Partners of the properties we promote take NO ASSET MANAGEMENT FEE to manage the assets itself. They can earn the standard property management fee...but not an additional "Asset Management Fee". In many instances the General Partners charge a 2% management fee on the capital raised and this management fee is paid to the General Partners BEFORE the preferred return is paid to the investors. PropFunds, L.P. strongly believes the General Partners of an investment property should profit only if the asset performs well enough for the General Partners to participate in the income produced by the property.

CONTACT US

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